

**BOARD OF ASSESSORS**  
**September 19, 2012**  
**BEDFORD TOWN HALL**

- CALL TO ORDER:** Chairman Bruce Murphy called the meeting to order at 7:00 PM in the Selectmen's Meeting Room on the first floor.
- ROLL CALL:** Members Present: Chairman Bruce Murphy, Clerk John Linz, member Ron Cordes, and Associate Assessor Bruce Morgan.
- GUESTS:** John Lynch, Esq.
- MINUTES:** Minutes from the open meeting of 9/5/2012 were reviewed. Ron Cordes made a motion to approve the minutes, seconded by John Linz. The minutes were approved as written by unanimous vote. Minutes from the open meeting of 9/12/2012 were reviewed. John Linz made a motion to approve the minutes, seconded by Ron Cordes. The minutes were approved as written by unanimous vote.
- BUSINESS:**
1. John Lynch appeared before the Board regarding 20-30 and 32-36 Crosby Drive. Mr. Lynch expressed that some of the buildings need significant updating and some don't have loading docks or the potential for them. There are also many thousands of square feet vacant, some of which has been vacant for about three years. Mr. Lynch asked that the Board consider these factors when setting FY13 values on the properties. Documents were provided by Mr. Lynch showing the placement of the buildings on the land as well as information on the rents, vacancy, and expenses. Mr. Lynch asked to return to a Board meeting in October after staff, Patriot Properties, and the Board have set preliminary values.
  2. Bruce Murphy presented an analysis of paired sales in order to see if there was evidence showing an impact on value from wetlands. His conclusion was that there was no such evidence at this time. The other members of the Board concurred.
  3. Bruce Murphy presented a spreadsheet summarizing total values, total tax levy, and overlay reserve for several communities comparable to Bedford.
  4. Bruce Murphy informed the Board that the Fiscal Planning Coordinating Committee met on 9/17/2012 for a preliminary look at the model for balancing the budget and handed out a spreadsheet from that meeting.
  5. Signatures were completed as required.

**Adjournment:**

Being no other business, Ron Cordes made a motion to adjourn the Open Meeting, seconded by John Linz. There was no discussion on the motion and all members present voted affirmative. The meeting was adjourned at 9:10 PM.

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Bruce Morgan, Associate Assessor

Approved by the BOA October 2, 2012

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John Linz, Clerk